

# Know all Men by these Presents

That We, Douglas P. Carbonara and Bernadette M. Carbonara,  
husband and wife,

of Fayston in the County of Washington  
and State of Vermont Grantors, in the consideration of  
One Dollar and other good and valuable considerations - - - - Dollars  
paid to our full satisfaction by John G. Hutton, Jr., Trustee,

of Warren in the County of Washington  
and State of Vermont Grantee, by these presents, do  
freely Give, Grant, Sell, Convey And Confirm unto the said Grantee,

John G. Hutton, Jr., Trustee, successors

and his heirs and assigns forever, a  
certain piece of land in the Town of Fayston in the  
County of Washington and State of Vermont, described as  
follows, viz:

A certain parcel of 12.4± acres of land situated on the southerly or southwesterly side of Town Highway No. 19 in said Town of Fayston, comprising all and the same parcel of land which was conveyed and more particularly described in a warranty deed from Anne Davis to the said Douglas P. Carbonara dated June 1, 1978, and recorded in Volume 36 at Pages 446-448 of the Land Records of said Town of Fayston, together with the dwelling and all improvements thereon.

Said lands are plotted and described in a survey map by Drown & Marsh, Inc. dated May 10, 1978, a copy of which is on file in said Land Records.

Said lands are conveyed subject to easements and covenants set forth or referred to in said deed, and as appear of record.

Reference may be had to said deed and survey map, and the records thereof, for further and more particular description of the lands herein conveyed.

The said Bernadette M. Carbonara joins in this deed for the purpose of conveying such homestead or other interest, if any, as she may have in said premises.

This conveyance is executed to the said John G. Hutton, Jr. as Trustee for the sole purpose of reconveying said premises to the said Douglas P. Carbonara and the said Bernadette M. Carbonara as tenants by the entirety.

On this day and in now said grantea premises, with all the privleges and up-  
purtenances thereof, to the said Grantee, John G. Hutton, Jr., Trustee, his

successors ~~heirs~~ and assigns, to their own use and behoof forever;  
And We the said Grantors, Douglas P. Carbonara and Bernadette M.  
Carbonara,

for ourselves and our heirs,  
executors and administrators, do covenant with the said Grantee;

John G. Hutton, Trustee, his successors

~~heirs and assigns~~, that until the ensembling of these presents we are  
the sole owner of the premises, and have good right and title to convey the  
same in manner aforesaid, that they are Free From Every Encumbrance:

and We, the said Grantors, do

hereby engage to Warrant And Defend the same against all lawful claims  
whatever,

In Witness Whereof. We hereunto set our hands and seals  
this 5th day of June A. D. 19 80

In Presence of

Susan B. Nergaard  
Douglas P. Carbonara  
Bernadette M. Carbonara

State Of Vermont, } ss. At Waitsfield this  
County WASHINGTON } 5th day of June A. D. 19 80

Douglas P. Carbonara and Bernadette M. Carbonara

personally appeared, and they acknowledged this instrument, by  
them sealed and subscribed, to be their free act and deed.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231

ACKNOWLEDGMENT  
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd. -  
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. AA-507754  
Signed [Signature] Clerk  
Date 6/6/80

Before me Susan B. Nergaard  
NOTARY PUBLIC  
(Title)

WARRANT

WARRANTY

DOUGLAS P. CARBONARA  
and  
BERNADETTE M. CARBONARA

TO

JOHN G. HUTTON, JR.

19

Dated.

Fayston Town CLERK'S OFFICE

RECEIVED FOR RECORD

June 6, A. D., 19 80

AT 12 O'CLOCK 30 MINUTES P.M.

AND RECORDED IN Fayston

BOOK 41 PAGE 80-81 OF LAND RECORDS

ATTEST [Signature] CLERK

RECORDERS FEE \$

# Know all Men by these Presents

That I, John G. Hutton, Jr., Trustee,

of Warren Vermont in the County of Washington  
and State of Vermont Grantor, in the consideration of  
One Dollar and other good and valuable considerations - - - ~~paid to~~  
paid to my full satisfaction by Douglas P. Carbonara and  
Bernadette M. Carbonara, husband and wife,

of Fayston Vermont in the County of Washington  
and State of Vermont Grantees, have REMISED, RELEASED,  
AND FOREVER QUITCLAIMED unto the said Grantees, Douglas P.  
Carbonara and Bernadette M. Carbonara, tenants by the entirety,  
all right and title which I have

successors  
or my ~~rights~~ have in, and to a  
certain piece of land in the Town of Fayston in the  
County of Washington and State of Vermont, described as  
follows, viz: A certain parcel of 12.4+ acres of land situated on the  
southerly or southwesterly side of Town Highway No. 19 in said Town of  
Fayston, comprising all and the same parcel of land which was conveyed  
and more particularly described in a warranty deed from Anne Davis to  
the said Douglas P. Carbonara dated June 1, 1978, and recorded in  
Volume 36 at Pages 446-448 of the Land Records of said Town of Fayston,  
together with the dwelling and all improvements thereon.

Said lands are plotted and described in a survey map by Drown &  
Marsh, Inc. dated May 10, 1978, a copy of which is on file in said Land  
Records.

Said lands are conveyed subject to easements and covenants set  
forth or referred to in said deed, and as appear of record.

And being all and the same lands and premises conveyed to the said  
John G. Hutton, Jr., as Trustee by the said Douglas P. and Bernadette  
M. Carbonara by warranty deed of even or approximately even date here-  
with.

Reference may be had to said deeds, said survey map, and to the  
Land Records of said Town of Fayston for further and more particular  
description of the lands and premises herein conveyed.

TO HAVE AND TO HOLD all my right and title in and to said quit-  
claimed premises, with the appurtenances thereof, to the said Douglas P. Carbonara  
and Bernadette M. Carbonara, tenants by the entirety, their

AND FURTHERMORE I heirs and assigns forever.  
the said John G. Hutton, Jr., Trustee,

do for myself and my successors  
~~and my heirs and assigns forever~~ covenant with the said  
Douglas P. Carbonara and Bernadette M. Carbonara, their

heirs and assigns, that from and after the ensembling of these presents I the said

John G. Hutton, Jr., Trustee,

will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 5th day of June A. D. 19 80

In Presence of

Susan B. Nergaard
Leticia C. Moriarty

John G. Hutton, Jr., Trustee
[Seal]

STATE OF VERMONT, } ss. At Waitsfield this
WASHINGTON County } 5th day of June A. D. 19 80

John G. Hutton, Jr., Trustee

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Susan B. Nergaard

Vermont Property Transfer Tax 32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Return No. DA-501154
Signed Patsy Seidel Clerk
Date 6/6/80

NOTARY PUBLIC (Title)



Quitclaim

JOHN G. HUTTON, JR. TRUSTEE to DOUGLAS P. CARBONARA and BERNADETTE M. CARBONARA

Dated, 19

Fayston Town CLERK'S OFFICE

RECEIVED FOR RECORD

June 6, A. D., 19 80

AT 12 O'CLOCK 30 MINUTES P. M.

AND RECORDED IN Fayston

BOOK 41 PAGE 82-83 OF LAND RECORDS

ATTEST Patsy Seidel CLERK

RECORDERS FEE \$